

PUBLIC HEARING – Adoption of Impact Fee Facilities Plans and Impact Fee Analyses, establishment of service areas and enacting impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area.

City of Orem Southwest Service Area



Garvey Road

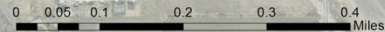
Agriculture Easement
(Not Included)

- Impact Fee Area
- Agriculture Easement
- Conservation Easement
- Orem City Boundary

Conservation Easement
(Not Included)

Conservation Easement

2000 South



City of Orem Southwest Area Impact Fees Study Area



Agriculture Easement

Geneva Road

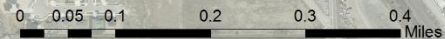
Future Lakeview Parkway

Conservation Easement

Conservation Easement



2000 South



Impact Fee (Estimated)	1,250 ERUs
Culinary Water	\$2,369.00/ERU
Sanitary Sewer	\$3,643.00/ERU
Storm Water	\$8,412/acre (equals \$1,944.00/ERU)
Parks (applicable to residential only)	\$1,595.00/residential unit
Fire Facilities	\$219/residential unit or \$5,251/acre of nonresidential development)
Estimated Total:	\$9,770.00/residential ERU or \$9177/commercial ERU

RECOMMENDATION:

The Development Services Department recommends the City Council adopt the Impact Fee Facilities Plans and Impact Fee Analyses, establish service areas and enact impact fees for culinary water, sewer, storm water, parks, and fire facilities on development activity in the Southwest Annexation Area. The Development Services Department recommends that the City Council adopt impact fees based on the low density scenario and in the following amounts:

1. Culinary water: \$2,369 per ERU.
2. Sewer: \$3,643 per ERU.
3. Storm water: \$8,412 per acre (equates to \$1,944 per ERU).
4. Parks: \$1,595 per residential unit (no parks impact fee is imposed for non-residential development).
5. Fire: \$219 per residential unit and \$5,251 per acre of nonresidential development.



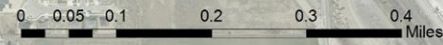
City of Orem Lakeview Addition to Orem City Annexation Land Use Plan

City Boundary



 Lakeview Addition Area

2000 South



Southwest Annexation Area Impact Fee Estimates

Impact Fee Estimates

Impact Fees (Residential)	1,903 ERUs	1,250 ERUs
Culinary Water (Per ERU)	\$ 1,556.00	\$ 2,369.00
Sanitary Sewer (Per ERU)	\$ 2,720.00	\$ 3,643.00
Storm Water (.25 Acre)	\$ 2,228.25	\$ 2,102.50
Parks (Per Unit)	\$ 1,590.00	\$ 1,595.00
Fire (Per Unit)	\$ 219.00	\$ 219.00
Estimated Total:	\$ 8,313.25	\$ 9,928.50

PD-43 Development Estimate

1,903 ERUs Rate	1,250 ERUs Rate
\$ 434,124.00	\$ 660,951.00
\$ 758,880.00	\$ 1,016,397.00
\$ 337,802.70	\$ 318,739.00
\$ 430,890.00	\$ 432,245.00
\$ 64,590.00	\$ 64,600.00
\$ 2,026,286.70	\$ 2,492,932.00

Development Characteristics	
Total Acres (Res)	36.9
Total Acres (Com)	1
Total Units	271

Impact Fees (Commercial/Industrial)	1,903 ERUs	1,250 ERUs
Culinary Water (Per ERU)	\$ 1,556.00	\$ 2,369.00
Sanitary Sewer (Per ERU)	\$ 2,720.00	\$ 3,643.00
Storm Water (.25 Acre)	\$ 2,228.25	\$ 2,102.50
Parks (Per Unit)	\$ -	\$ -
Fire (.25 Acre)	\$ 1,310.25	\$ 1,312.75
Estimated Total:	\$ 7,814.50	\$ 9,427.25

Impact Fee (1,250 ERUs)	Residential	Commercial
Culinary Water (Per ERU)	\$ 2,369.00	\$ 2,369.00
Sanitary Sewer (Per ERU)	\$ 3,643.00	\$ 3,643.00
Storm Water (.25 Acre)	\$ 2,102.50	\$ 2,102.50
Parks (Per Unit)	\$ 1,595.00	\$ -
Fire (Per Unit)/(.25 Acre)	\$ 219.00	\$ 1,312.75
Estimated Total:	\$ 9,928.50	\$ 9,427.25